



DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
P. O. BOX 4970  
JACKSONVILLE, FLORIDA 32232-0019

REPLY TO  
ATTENTION OF

Regulatory Division  
North Permits Branch

## ***PUBLIC NOTICE***

Permit Application No. 199702583(IP-RLW) OCT 23 2003

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below.

APPLICANT: Nassau Hideaway, Inc.  
Attn: William J. Mock  
317 Centre Street  
Fernandina Beach, Florida 32034

WATERWAY & LOCATION: The proposed project is located on the eastern side of U.S. Highway 17, approximately 1 mile south of State Road A1A, in Section 42, Township 2 North, Range 27 East, Yulee, Nassau County, Florida. The waters of the United States (wetlands) possess a hydrological connection to the Intracoastal Waterway, a navigable water of the United States.

LATITUDE & LONGITUDE: Latitude.....30°37'33" North  
Longitude.....81°35'36" West

PROJECT PURPOSE:

Basic: The basic project purpose is to construct a single-family, residential subdivision.

Overall: The overall project purpose is to construct a single-family, residential subdivision with all associated roadway and stormwater facilities in eastern Nassau County.

PROPOSED WORK: Approximately 1.25 acres of wetlands would be permanently eliminated for project purposes. Impact A is proposed for the widening of an existing trail road. Impact B is proposed for a utility access road. Impacts C and D would occur to small depressional wetlands for residential construction. Impact E is proposed for an access road off U.S. Highway 17. Additionally, a temporary impact of 0.49 acre

is proposed for initial utility access. This area would be returned to grade after the completion of construction activities. All of the wetland systems proposed for impact are forested wetlands of moderate quality.

As compensatory mitigation, the applicant proposes to preserve 26.23 acres of wetlands and 3.37 acres of uplands. Additionally, the applicant would enhance 1.25 acres of wetlands through the removal of *Pinus elliottii* (Slash Pine) and the subsequent planting of *Taxodium distichum* (Bald Cypress) and *Nyssa biflora* (Swamp Tupelo).

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) is not aware of any Federally-listed threatened or endangered species at the proposed project site; therefore, the Corps does not anticipate any adverse effect to occur to Federally-listed threatened or endangered species as a result of the proposal.

ESSENTIAL FISH HABITAT (EFH): The U.S. Army Corps of Engineers (Corps) is not aware of any EFH at the proposed project site; therefore, the Corps does not anticipate any adverse effect to occur to EFH as a result of the proposal.

NOTE: *This public notice is being issued based on information furnished by the applicant. This information has not been verified.*

AUTHORIZATION FROM OTHER AGENCIES: A State Water Quality Certification/Permit may be required for this project. The St. Johns River Water Management District (SJRWMD) is processing an application for this project. The State application number is 4-089-89376-1.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within **15** days from the date of this notice.

If you have any questions concerning this application, you may contact Ray Wimbrough of this office either by letter at the letterhead address, by telephone at 904-232-2015, or by electronic mail at *raymond.l.wimbrough@saj02.usace.army.mil*.



**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

  
John R. Hall  
Chief, Regulatory Division